



Primmer Olds B.A.S

# FOR SALE

Retail Investment

18 OBELISK ROAD, WOOLSTON, SOUTHAMPTON, HAMPSHIRE, SO19 9BN



## KEY FEATURES

- FOR SALE
- No VAT
- Passing rent £8,400 pax
- Suit SIPP/SSAS Purchase
- Small lot size
- Freehold
- Initial Gross Yield 9.01%
- Scope for extension above (subject to planning).

Call us on 023 8022 2292 | [www.primmeroldsbas.co.uk](http://www.primmeroldsbas.co.uk)



Primmer Olds B.A.S  
61 Cromwell Road, Southampton, Hampshire SO15 2JE  
Enquiries: Call us on 023 8022 2292

# OBELISK ROAD, WOOLSTON

## LOCATION & DESCRIPTION

Woolston is a busy suburb of Southampton located to the east of the city via the Itchen Toll Bridge.

The former VT shipyard which is located nearby is the subject of a major housing led regeneration project.

The subject property is a single storey retail unit.

## ACCOMMODATION

Floor Areas	Sq M	Sq Ft
Net Internal Area	52.20	562
WC		
Kitchenette		

## PLANNING

We understand that the current planning use is for A1 (Retail). All parties are advised to make their own enquiries of the local authority for confirmation.

## EPC

Ground floor shop space D-79

## TENANCIES

The property is let by way of a lease dated 24th June 2010 for a term of 10 years. The lease has recently been assigned to Jessica Jayne King documented by way of a Licence to Assign. The passing rent is £8,400 per annum exclusive fixed until lease expiry.

## TERMS

Guide price of £92,500 for the freehold interest subject to and with the benefit of the subsisting tenancy.

This will show a Gross Initial Yield of approximately 9.08%

## VAT

It is understood VAT is not payable on the purchase price.

## ANTI-MONEY LAUNDERING REGULATIONS

Please note all prospective purchases will need to be verified for "AML" purposes prior to issuing memorandum of agreed terms to solicitors.



Title edged red. For identification purposes only. Not to scale and not to be relied upon.



**VIEWING & FURTHER INFORMATION: CALL 023 8022 2292**



**Duane Walker**  
Director  
dwalker@primmeroldsbas.co.uk



**Hannah Bennett**  
Agency Surveyor  
hbennett@primmeroldsbas.co.uk



**Dennie Fahy**  
Marketing/Admin Support  
dfahy@primmeroldsbas.co.uk

Property Misdescriptions Act 1991 – Services & Planning. We have not tested any of the service installations including heating and lighting. Prospective purchasers or tenants should satisfy themselves independently that appropriate connections exist and as to the state and condition of such items. Any plans included in these particulars are provided only to indicate the general location of the property. Prospective purchasers or tenants should verify any stated planning use in these particulars with Local Planning Authority and should satisfy themselves that their proposed use is compatible with planning requirements. Misrepresentation Act 1967 – Whilst all the information in these particulars is believed to be correct neither the agents nor their clients guarantee its accuracy nor is it intended to form part of any contract. All areas quoted are approximate. No representative of Primmer Olds B.A.S. has any authority to make or give any representation or warranty whatsoever in relation to this property. Finance Act 1989 – Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction.